

FINAL SUBMITTAL REV-1  
LETTER OF INTENT

Re: 125 Via Del Lago, Palm Beach 33480  
Landmarks: COA-22-054 February 17, 2023  
ZONING: ZON- 22-153 March 15, 2023

We are seeking Landmarks and Town Council approval for an addition to an existing Landmark residence at 125 Via Del Lago.

**A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161**

Modification and ~890 square foot addition to an existing landmark home. Removal of some existing windows and doors, along with reroof. Removal and replacement of exterior rear entry stair at garage. New 3 story addition over the existing driveway. In this location it is currently 3 stories, with the garage at the basement level. The new addition would be a carport at the basement level with staff rooms/laundry and pantry on the first floor, and a new sitting room, master bath and closet on the 2nd floor. All new windows, doors, shutters etc will match the existing windows/doors.

**B) VARIANCES 134-843**

1)Variance 1: Sec. 134-843(a)(10)a: A variance to expand an existing non-conforming 3rd story

The home is currently 3 story as it exists.

2)Variance 2: Sec. 134-843(a)(10)a: A variance for a building height of 26'-6" in lieu of the 25' max permitted, for a 3-story addition

The current building height is 26'-6" when measured from the point of measurement 12.71' which is the crown of road.

**The criteria for granting the above variances is listed below:**

- 1) The Zoning Code has been modified since the building was originally constructed and the current Zoning Code does not allow buildings over two stories. Any modifications to the residence above 2 stories would require a variance. This is a special circumstance related to this property and building.
- 2) The owner was not the cause of the special conditions of the property or residence, as the change in the zoning code occurred after the residence was originally constructed.
- 3) The granting of the variances will not confer on the owner a special privilege but will improve the livability of the residence.
- 4) The hardship, which runs with the land, is that the zoning code has changed since the residence was originally constructed as the code only allows 2 story buildings today and any modification to a third story requires a variance.
- 5) The variances request is the minimum necessary to make reasonable use of the land considering that the proposed addition is minor.
- 6) This is a reasonable request which will greatly benefit the applicant's family. Since the proposed additions are on the Penthouse level and will not be visible, granting the variances will not be injurious to the neighborhood.

Sincerely,

Chris Kidle